

082.0

0002

0064.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

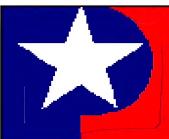
602,800 / 602,800

USE VALUE:

602,800 / 602,800

ASSESSED:

602,800 / 602,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BEVERLEY JOHN B & ALICE M	
Owner 2:	
Owner 3:	

Street 1: 46 LENNON RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1964, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4254		Sq. Ft.	Site		0	70.	1.29	6									383,335						383,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4254.000	219,500		383,300	602,800		51302
							GIS Ref
							GIS Ref
							Insp Date
							08/07/18

PREVIOUS ASSESSMENT								Parcel ID	082.0-0002-0064.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	219,500	0	4,254.	383,300	602,800		Year end	12/23/2021
2021	101	FV	212,200	0	4,254.	383,300	595,500		Year End Roll	12/10/2020
2020	101	FV	212,200	0	4,254.	383,300	595,500	595,500	Year End Roll	12/18/2019
2019	101	FV	183,600	0	4,254.	377,900	561,500	561,500	Year End Roll	1/3/2019
2018	101	FV	182,800	0	4,254.	290,200	473,000	473,000	Year End Roll	12/20/2017
2017	101	FV	182,800	0	4,254.	273,800	456,600	456,600	Year End Roll	1/3/2017
2016	101	FV	182,800	0	4,254.	251,900	434,700	434,700	Year End	1/4/2016
2015	101	FV	175,600	0	4,254.	235,500	411,100	411,100	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
	11019-45		1/1/1901	Family		123,065	No	No	N								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
12/7/2012 1649 Manual 1,373 C																							

EXTERIOR INFORMATION

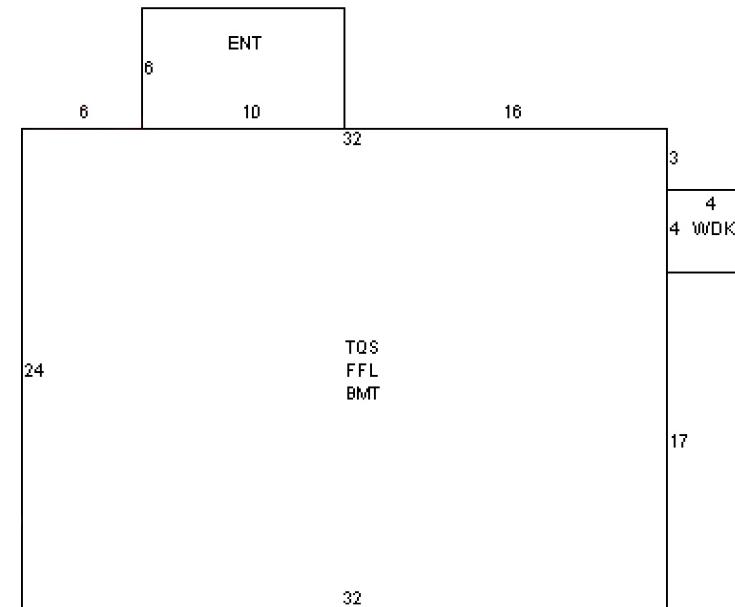
Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1964
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	148.485
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318115
Depreciation:	98616
Depreciated Total:	219499

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	148.49	
Special Features:	0	Val/Su Net:	100.32	
Final Total:	219500	Val/Su SzAd	163.32	

PARCEL ID

082.0-0002-0064.0

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X5	A	AV	1970	0.00	T	39.2	101						

Total:



More: N

Total Yard Items:

Total Special Features: